



## Minimal Plan Requirements

### ☐ 14 COPIES OF THE SITE PLAN

**IF STRUCTURES OTHER THAN THE WIRELESS CELL TOWER ARE TO BE CONSTRUCTED, THE APPLICANT MUST SUBMIT AN APPLICATION FOR SITE PLAN REVIEW.**

**PRIOR TO COMMENCEMENT OF THE REVIEW PROCESS, THE PLANNING BOARD WILL DECIDE WHETHER SUFFICIENT INFORMATION HAS BEEN PROVIDED AND WILL VOTE ON *DETERMINE OF COMPLETENESS.***

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.**

- A) Paper size:
  - ☐ No less than 11" X 17" (reduced) or greater than 24" X 36" (full)
- B) Scale size:
  - ☐ Under 10 acres: no greater than 1" = 30'
  - ☐ 10 + acres: 1" = 50'
- C) Title block:
  - ☐ Applicant's name and address
  - ☐ Name of preparer of plans with professional information and professional seal
  - ☐ Parcel's tax map identification (map – lot)
  - ☐ Date of plan preparation
- D) Boundary survey performed and sealed by licensed surveyor:
  - ☐ Identify all existing boundary markers
  - ☐ Show all proposed boundary monuments (per ordinance)
- E) Provide orientation:
  - ☐ Arrow showing true north and magnetic declination
  - ☐ Graphic scale      ☐ Parcel Owners and map and lot
  - ☐ Deed docket and page numbers      ☐ Signature blocks
- F) ☐ The height of proposed tower or other structure must not exceed that which is essential for its intended use and public safety.

- G) Development plans must show:
  - ☐ Proximity of tower to residential development or zones,
  - ☐ Nature of uses on adjacent and nearby properties,
  - ☐ Surrounding topography,
  - ☐ Surrounding tree coverage and foliage,
  - ☐ The design of the tower, antenna, or facility with particular reference to design characteristics that have the effect of eliminating or significantly reducing visual obtrusiveness,
  - ☐ Proposed ingress and egress to the site.
- H) ☐ The applicant must demonstrate, using documentation and or research data, that co-location with another existing WCSF has been thoroughly pursued and is not a feasible option.
- I) ☐ The applicant must demonstrate visual impacts on view sheds, ridgelines, and other impacts caused by the tower location.
- J) ☐ The applicant must show tree and foliage clearing limits, placement of structures, and associated development
- K) ☐ The applicant must demonstrate that the proposed WCSF will not unreasonably interfere with the view of/or from any public park, natural scenic vista, and historic building or major view corridor and the Kittery waterfront and harbor
- L) ☐ The applicant must demonstrate that the proposed WCSF is designed in such a manner as to result in needless height, mass, and guy-wire supports.
- M) ☐ The applicant must demonstrate to the satisfaction of the board, that "stealth" technology has been pursued and why it is not a viable option.

**NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT.**

**SUBMITTALS THAT THE PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**